095.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,202,000 / 1,202,000
					USE VALUE:	1,202,000 / 1,202,000
					ASSESSED:	1,202,000 / 1,202,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		FALMOUTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OSBORN LAURELEE--ETAL
Owner 2:	PEPINSKY BLAKE ROBERT
Owner 3:	
Street 1:	30 FALMOUTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,338 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1918, having primarily Brick Veneer Exterior and 3779 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10338.000	712,000	4,500	485,500	1,202,000
Total Card	0.237	712,000	4,500	485,500	1,202,000
Total Parcel	0.237	712,000	4,500	485,500	1,202,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 318.07 | /Parcel: 318.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 62327

GIS Ref

GIS Ref

Insp Date 11/14/18

!7806!

PREVIOUS ASSESSMENT

Parcel ID 095.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	711,700	4500	10,338.	485,500	1,201,700	1,201,700	Year End Roll	12/18/2019
2019	101	FV	539,900	4600	10,338.	485,500	1,030,000	1,030,000	Year End Roll	1/3/2019
2018	101	FV	539,900	4600	10,338.	416,200	960,700	960,700	Year End Roll	12/20/2017
2017	101	FV	539,900	4600	10,338.	388,400	932,900	932,900	Year End Roll	1/3/2017
2016	101	FV	539,900	4600	10,338.	332,900	877,400	877,400	Year End	1/4/2016
2015	101	FV	527,100	4600	10,338.	298,300	830,000	830,000	Year End Roll	12/11/2014
2014	101	FV	527,100	4600	10,338.	276,100	807,800	807,800	Year End Roll	12/16/2013
2013	101	FV	527,100	4600	10,338.	263,200	794,900	794,900		12/13/2012

PRINT

Date	Time
12/10/20	22:24:48

LAST REV

Date	Time
06/21/19	10:01:20
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7806

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINEHAN JOSEPH/	23293-112		6/11/1993		450,000	No	No		G

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/16/2011	447	Re-Roof	6,000					&REPL 2 SKYLIGHTS

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2018	Meas/Inspect	CC	Chris C
4/10/2009	Meas/Inspect	372	PATRIOT
10/18/1999	Meas/Inspect	264	PATRIOT
8/2/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	62327
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10338		Sq. Ft.	Site		0	70.	0.67	4			Topo	-5					485,544						485,500	

Total AC/HA: 0.23733 | Total SF/SM: 10338 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 485,544 | Spl Credit | Total: 485,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1918	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00659704
Const Adj.:	1.06068778
Adj $ / SQ:	133.461
Other Features:	128250
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	874698
Depreciation:	162694
Depreciated Total:	712004

COMMENTS

KITCHEN IN BMT STOVE NOT WORKING.
OF=TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	
---	---	---	---	---	---	---	---	---

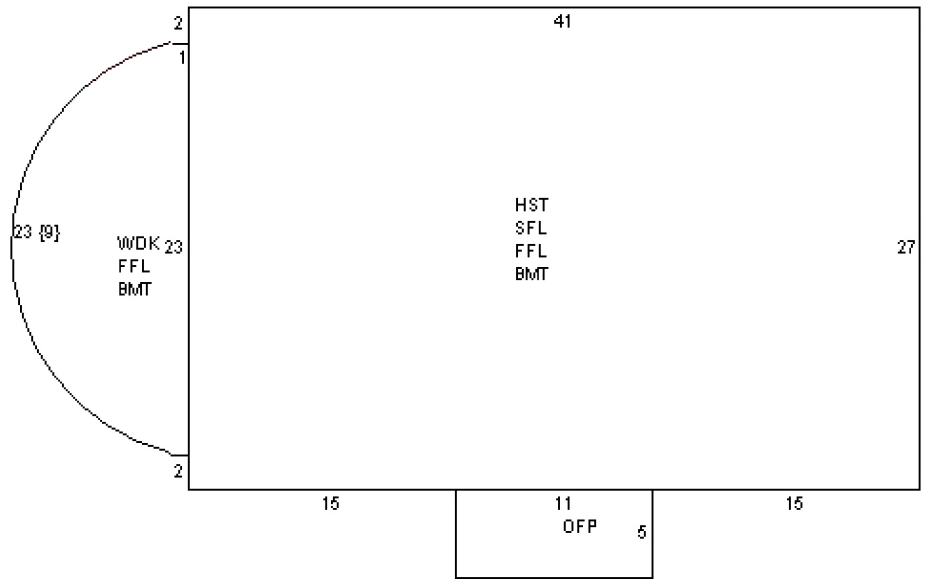
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	194.85
Special Features:	0	Val/Su Net:	159.61
Final Total:	712000	Val/Su SzAd	241.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,284	56.950	73,129
FFL	First Floor	1,284	133.460	171,363
SFL	Second Floor	1,107	133.460	147,741
HST	Half Story	554	133.460	73,870
WDK	Deck	177	12.360	2,187
OFP	Open Porch	55	46.670	2,567

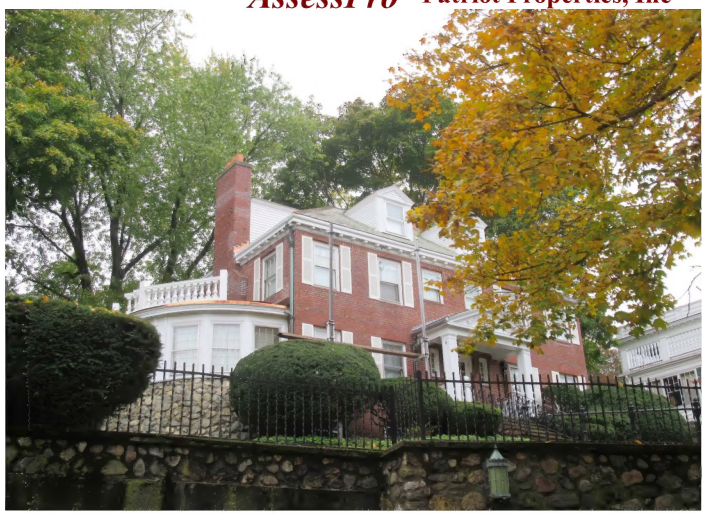
Net Sketched Area:	4,461			Total:	470,857
Size Ad	2944.5	Gross Are	5014	FinArea	3779

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 095.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	17X16	A	AV	1930	24.19	T	40	101			3,900			3,900
A2	WOOD SHD	D	Y	1	15X7	A	AV	1990	7.90	T	23.2	101			600			600

More:	N	Total Yard Items:	4,500	Total Special Featues:	Total: 4,500